

KING COUNTY LANDMARKS COMMISSION MEETING MINUTES

*Tuesday, March 26, 2013
4:30 p.m. – 6:30 p.m.
Tipping Floor Conference Room #7255
King Street Center
201 S. Jackson Street
Seattle, Washington*

COMMISSIONERS PRESENT: Tom Hitzroth, Chair; Poppi Handy, Vice Chair; Lorelea Hudson; Kji Kelly; Mary McCormick, arrived at 5:20; Thaisa Way

COMMISSIONERS ABSENT: Lynette Weber

STAFF PRESENT: Julie Koler; Todd Scott; Charlie Sundberg; Chris Zanassi

GUESTS: Roy McMakin, Lane Morgan, Ron Shrigley

CALL TO ORDER: Chair Hitzroth called the meeting to order at 4:30 pm.

PUBLIC COMMENT: There was no public comment.

APPROVAL OF MINUTES: Hitzroth asked for additions or amendments to the January minutes. Hearing none he called for a motion to approve the January 22, 2013, minutes as submitted. Way so moved and the motion passed unanimously.

HISTORIC PRESERVATION OFFICER'S REPORT: Koler introduced Chris Zanassi who will assisting with administrative duties for the commission. She collected financial disclosure statements from commissioners present. Koler reminded the commission of the upcoming awards ceremony at MOHAI, April 23rd, and asked to change the date of the next commission meeting since it had been scheduled at the same time as the awards. Consensus among commissioners was that April 25th, at 4:30 would work as an alternate meeting date.

PUBLIC HEARING: Fuller Store Landmark Nomination

Koler presented information on the nomination and indicated that staff was recommending it be approved as a King County landmark. She stated that it appears to be eligible under criteria 1 and 3, and that it appears to meet all seven integrity criteria: location, design, setting, materials, workmanship, feeling, and association. Additional findings presented in the staff recommendation supported designation. She indicated that there is a third shed on the property but that it is in disrepair and would not be considered a feature of significance. Koler also indicated there was a rough floor plan that would be introduced into the record.

Public Testimony: Roy McMakin, owner of the store, spoke briefly about the interior of the building, stating that most of the finishes and materials were original. He has done some minor modification to the interior, including construction of a new wall on the first floor of the house,

and installation of wooden structural supports in the commercial section of the building. Most of the walls are still lath and plaster, and most of the woodwork and flooring is original. McMakin indicated he would like to keep the property as intact as possible, and encouraged the commission to designate the interior of the store as a feature of significance.

Hitzroth closed the public hearing and the commission began deliberations. Way asked if anyone was aware of significant changes to the landscape of the property. She feels it reflects many original features, including possible hedgerows and tree borders at the south and west property lines. She also feels the drainage that runs from north to south across the property is likely an original feature as well, and that these landscape features should be considered if any new construction were to take place on the property. She proposed an additional finding to the designation report which reads as follows: "The landscape appears to have retained its original topography and spatial relationship, including drainage, and two mature walnut trees that establish the street edge on the east boundary of the property."

Way moved to designate the Fuller Store as a King County landmark based on the staff recommendation, and including the boundaries, features of significance and findings contained in the recommendation, with the additions of 1) her proposed finding noted above, and 2) the interior spatial relationships and finishes of the store as a feature of significance. The motion passed unanimously.

PUBLIC HEARING: Murray Morgan House Landmark Nomination

Hitzroth apologized to the owner of the house, Lane Morgan, for the lateness of the final hearing to designate the house as a King County landmark. Koler explained the previous process, indicating that the commission issued a preliminary determination of significance at a public hearing on August 26, 2010. The preliminary determination was given in order to allow staff and the owner to determine whether the interior should be included as a feature of significance. The commission is required to issue a final decision within six months of a positive preliminary determination. However, no such hearing took place in the allotted time frame; therefore a new hearing is required.

Koler distributed the minutes of the 2010 hearing and additional letters of support presented at the time. These documents were entered into the record. Koler indicated the owner had submitted historic photographs of the interior and staff had reviewed whether the interiors should be considered features of significance. The conclusion was that only the living room and study should be designated as features of significance because these rooms are most intimately tied to his work; the living room is where he entertained prominent guests and contemporary authors and artists, and the study is where he broadcast his radio program and wrote his treatises on local history.

Public Testimony: Lane Lael Morgan, 2515 Victor Street, Bellingham, WA 98225, owner of the property gave a brief overview of her memories of the house. She indicated that the City of Pacific is still considering utilizing the property as open space for their urban growth management requirements. She also commented that her mother, Rosa, felt it was important to see the house used for public good or at least be transferred to another couple who had similar interests in preserving it. Morgan feels the best use is likely a public use.

Hitzroth closed the public hearing and the commission began deliberations. Way asked why the rest of the interiors were not considered as features of significance. Koler responded that there are challenges inherent in designating the interior of private residences and that the rest of the rooms were not intimately tied to Morgan's work. Way asked if there was a stream on the property. Scott verified that there was and that it appeared to flow from the adjacent lake south to Jovita Creek. Way further suggested that since it is a wooded property and the rest of the area has been extensively logged, it is critical to maintain the ecological integrity of the property.

Hudson moved to designate the Murray and Rosa Morgan House as a King County landmark based on the staff recommendation, and including the boundaries, features of significance and findings contained in the recommendation. The motion passed unanimously.

NEW BUSINESS: Way informed the commission of a new competition for the HALS (Historic American Landscape Survey) program focused on women-related landscapes.

OLD BUSINESS: Sundberg and Koler gave an overview of the upcoming strategic plan update and provided information on its current status, including draft goals and objectives for the update.

ANNOUNCEMENTS: Koler informed the commission of upcoming meeting dates for strategic plan stakeholders and citizens advisory committee. Kelly asked to be included in the landmark owner/steward stakeholder group. Way informed the commission she would be out of town for most of April and May completing her latest manuscript. She also suggested the possibility of giving an award next year to Rich Haig.

ADJOURNMENT: There being no further business, the meeting was adjourned at 6:30.